

**The City of Springfield, Ohio
City Commission Public Hearing Minutes
Tuesday, September 28, 2021 – 6:55 p.m.
City Hall Forum**

236-21 Approving an amendment to the existing OPD-H Development Plan at South Burnett Road to construct seven single-story residential buildings with 28 single-bedroom units and one office/community building.

The public hearing was called to order by President Copeland. Roll Call was answered by Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and President Copeland.

Mr. Copeland inquired from the Clerk if proper legal notice was given on such public hearing.

The Clerk read a communication relative thereto, attached to which was a copy of the public hearing notice. Said notice was published in the *Springfield News-Sun* on August 23, 2021.

On motion of Dr. Estrop, seconded by Mr. O'Neill, the communication and notice were ordered received, recorded in the minutes, and filed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.

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September 28, 2021

Honorable City Commission  
The City of Springfield, Ohio

Honorable Commissioners:

Notice of a public hearing for the purpose of considering a proposed amendment to the OPD-H Development Plan located on South Burnett Road was published in the *Springfield News-Sun*, a newspaper of general circulation within the City.

Attached hereto is a true and correct copy of the legal notice published on August 23, 2021.

Respectfully submitted,

Jill R. Pierce  
Clerk of the City Commission

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**NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENT TO OPD-H DEVELOPMENT PLAN**

Notice is hereby given that a public hearing will be held on Tuesday, September 28, 2021, at 6:55 p.m. (local time), in the City Commission Forum, to consider a proposed amendment to the OPD-H Development Plan located at South Burnett Road, being Parcel No. 3400700022206058. Details can be found on the City's website, www.springfieldohio.gov or by calling the City Clerk's Office at 937-324-7341 for details on how to participate.

By Order of the City Commission of The City of Springfield, Ohio.

JILL R. PIERCE
CLERK OF THE CITY COMMISSION
8-23/2021

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Mr. Copeland then called upon City Planner Agwan for a staff report. She reported as follows:

**GENERAL INFORMATION**

On July 15, 2021, Greg Womacks of Neighborhood Housing Partnership, 527 East Home Road, Springfield, Ohio, 45503, filed an application to amend an existing OPD-H development plan to develop seven, single-story residential buildings with 28 single-bedroom units plus one office/community building at South Burnett Road. The applicable regulations are found in Chapter 1174 of the Codified Ordinances titled Amendments, and Chapter 1129 titled OPD-H Planned Development Housing Overlay District. The surrounding zoning is:

North: Residential, zoned RM-44, High Density Multi-Family Residence District  
East: Commercial, zoned CO-1, Community Commercial District  
South: Residential, zoned RM-12, Low Density Multi-Family Residence District  
West: Commercial, zoned CO-1, Community Commercial District

**BACKGROUND:**

The applicant seeks approval to rezone the subject parcel to develop seven, single story residential buildings, one office and community building. The OPD-H zoning amendment allows for any residential use and combinations of land uses, that may include single family, multi-family, group care facilities and commercial uses.

## **ANALYSIS:**

### **Land Use Plan and Zoning:**

The Connect Clark County Comprehensive Plan shows this future character area as "Mixed use, Low Intensity." The purpose of the OPD-H Planned Development Housing Overlay District is to permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of requirements of the underlying zone will not be contrary to the intent and purpose of the Zoning Code, inconsistent with the Land Use Plan, nor harmful to the neighborhood.

RM-12 Low-Density, Multi-Family Residence District has the following uses:

### **PRINCIPAL USES**

- (a) Adult family home.
- (b) Day-care home, type B.
- (c) Duplex.
- (d) Dwelling, multi-family low-rise.
- (e) Dwelling, single-family detached.
- (f) Family home.

### **PROVISIONAL USES**

- (a) Accessory apartment, subject to the requirements of Chapter 1135.
- (b) Dwelling, zero lot line or attached, subject to the requirements of Chapter 1135.
- (c) Nursing home, subject to the requirements of Chapter 1135.
- (d) Religious institution, subject to the requirements of Chapter 1135.
- (e) Rooming house, provided the minimum lot area per rooming unit shall be 2725 square feet.

### **CONDITIONAL USES**

- (a) Bed and breakfast establishment when operated by the resident who also is the owner.
- (b) Cemetery or mausoleum, subject to the requirements of Chapter 1135.
- (c) Club, subject to the requirements of Chapter 1135.
- (d) Day-care center.
- (e) Day-care home, type A.
- (f) Group home.
- (g) Halfway house, provided a maximum of eight (8) parolees shall reside on the premises.
- (h) Public utility or public use, subject to the requirements of Chapter 1135.
- (i) School, generalized private instruction.
- (j) Emergency housing, provided the minimum lot area shall be 750 square feet for each permanent resident and 200 square feet times the maximum permitted occupant load for guests.
- (k) Community center, subject to the requirements of Chapter 1135.

### **Surrounding Land Use:**

The proposed uses are compatible with the surrounding land uses.

### **Thoroughfare Plan:**

East High Street is classified as a primary arterial road/state route and South Burnett Road is classified as a primary arterial road.

### **Staff Comments:**

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| City Manager's Office:              | Recommend Approval. No objections |
| City Service Department:            | Recommend Approval. No objections |
| City Police Department:             | Recommend Approval. No objections |
| City Fire Department:               | Recommend Approval. No objections |
| City Building Inspections Division: | Recommend Approval. No objections |
| Planning/Zoning Division:           | Recommend Approval. No objections |

### **STAFF RECOMMENDATION:**

Staff recommended approval of the request for an OPD-H Amendment in an RM-12 zoning district. The City Planning Board unanimously recommended approval.

## **COMMENTS**

Mr. Copeland asked if there were comments from the Commission.

Mrs. Chilton asked if the income and age requirements were the same as the other Community Gardens development.

Mr. Greg Womacks of Neighborhood Housing Partnership indicated that the rental fees would be based on income and age requirements would be 55 years old and up similar to the other buildings located in this development.

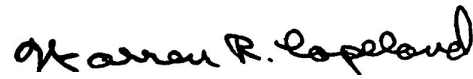
Mr. Copeland asked if there were comments from the audience. There were none.

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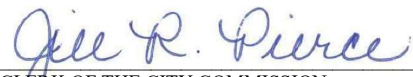
There being no further business, on motion of Dr. Estrop, seconded by Mr. Rue, the public hearing adjourned.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue, and Mr. Copeland.

Yeas 5, Nays 0.



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION